

Page 1 of 1

RES
2025

00010

sale

2022	PFEIFFER TONY & BEVER	2013-09-26				
2023	PFEIFFER TONY & BEVER	2013-09-26				
2024	PFEIFFER TONY & BEVER	2013-09-26				
2025	PFEIFFER TONY & BEVERLY	2013-09-26	PT SW 1/4 S27	1.433A		
	4947 TR 173	1SD				
		\$57,500				
	FOREST OH 45843					

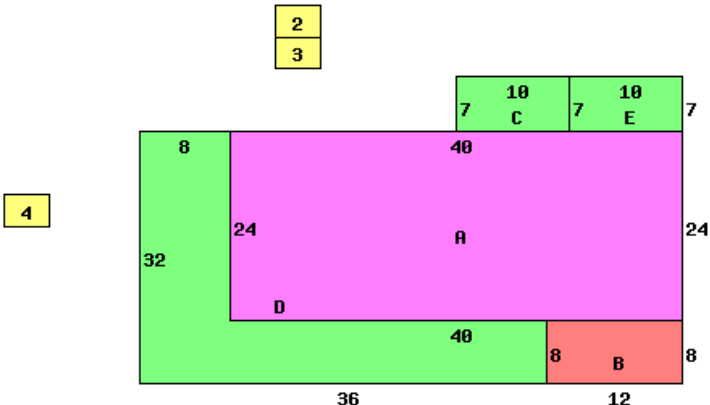
Eff Rate:- 47.59 — 37.57 — 37.86 — 37.72 — a/r							
Tax Year	2022	2023	2024	2025	CAMA		
Prop Cls	511	511	511	511	511		
Acres	1.4300	1.4300	1.4300	1.4300			
Land100%	13890	17140	17140	17140	17150		
Bldg100%	111140	136600	136600	136600	136610		
Totl100%	125030t	153740t	153740t	153740t	153760t		
Cauv100%							
Tax Value:							
Land 35%	4860	6000	6000	6000	6000		
Bldg 35%	38990	47810	47810	47810	47810		
Totl 35%	43760t	53810t	53810t	53810t	53820t		
Hmstd35%	41130	50770	50770	50000			
Owner Oc	46.30	45.24	45.10	44.22	hmstd	5250 l	44750 b
Hmstd RB							
Net Tax	1839.40	1784.76	1801.60	1794.96			
Sp-Asmnt	21.00	25.00	21.00	24.00			

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		960		a	*MAIN
1 B	F	A		96		b	ADDTN
	EPF	P		70	2800	c	PORCH
	OPF	P		480	14400	d	PORCH
	DK	P		70	1050	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
468	1	2013-09-26	PFEIFFER TONY & BEVERLY	1SD	57500	11800	88830
270	1	2011-07-14	DRUGLAS STEVEN B & GWENDO	1ED *	39000	11790	88830
223	2	2007-06-19	TRACY MAXINE	2CT *	0	11200	90140

Year	Land	Bldg	Total	Net Tax
2021	4860	38900	43760	1849.16
2020	4860	38900	43760	1856.92

project	ben acres	/ %	factor
31 BLANCHARD RIVER MAINT	XA/2025		
00 HARDIN COUNTY LANDFILL	XA/2025		
21 BLANCHARD RIVER MAINT	XA/2023		
35 KELLOGG #983 - BLANCHARD	XA/2025		



4947 TR 173 45843

Occupancy 1 Single Family				*DWELLING COMPUTATIONS	
Story Height 1T				Sq-Ft	Value
Floor Level	Main	FRAME		1056	101590
	Part Upper	FRAME		960	37400
	Basement			1056	19680
	Subtotal				158670
Metal	Roof	GAMBREL			
Unfinished Wall	B 1 2 U A				
Floor/Pine	X		Air Conditioning		3620
Number of Rooms	X X		Plumbing		2100
Bedrooms	1 2 3		Extra Features		18250
	3		Total Value		182640
Central Heat	A		PUB ELECTRIC		
FORCED AIR			PRIV WATER		
Central A/C	A		PRIV SEWER		
Plumbing			PUB PAVED ST/RD		
Standard	1				
Extra 3 Fixture	1		Neighborhood:		
			Code:		100
			Dw1/Gar/NC%		1.2500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1HB F	2016	1560		C	1979AV	182640	.30	.20	127850
2	Shed		30X52	1560		C	1990AV	18720	.65		6550
3	P	OPF	7X30	210		C	1990AV	6300	.65		2210
4	POND	*.14A		0			OLD/	0			0
homesite		acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value		
small acreage		1.0000				15000	15000	15000	15000		
		.4300				5000	5000	2150	2150		

Call Back:

Sign: PSN Date: 2015-10-30 Lister:

01-170017.0000-v082020R